



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Wakely Court, Newsom Place, Hatfield Road, AL1 3GS  
Asking Price £425,000



Offered for sale with the added advantage of NO UPPER CHAIN is this impressive two double bedroom city centre apartment.

The property enjoys a bright and airy feel with over 950 square foot of living space making this the perfect home to enjoy everything that the vibrant city centre has to offer.

The property is located on the SECOND FLOOR in the centre of Newsom Place, surrounded by a mature parkland urban style setting.

The property falls part of a converted college building and benefits from allocated parking, on site resident gymnasium and is a short walk to the mainline station making this an ideal proposition for a busy London commuter or as a buy-to-let investment.

St Albans city centre is a short stroll away with a wide variety of restaurants, bars, coffee shops and leisure facilities.

**Tenure: Leasehold**  
**Term of Lease: 130 Years From January 2008**  
**Service Charge: £3,391 For 2024**  
**Ground Rent: £406 For 2024**  
**Council Tax Band: E**  
**EPC Rating: C**











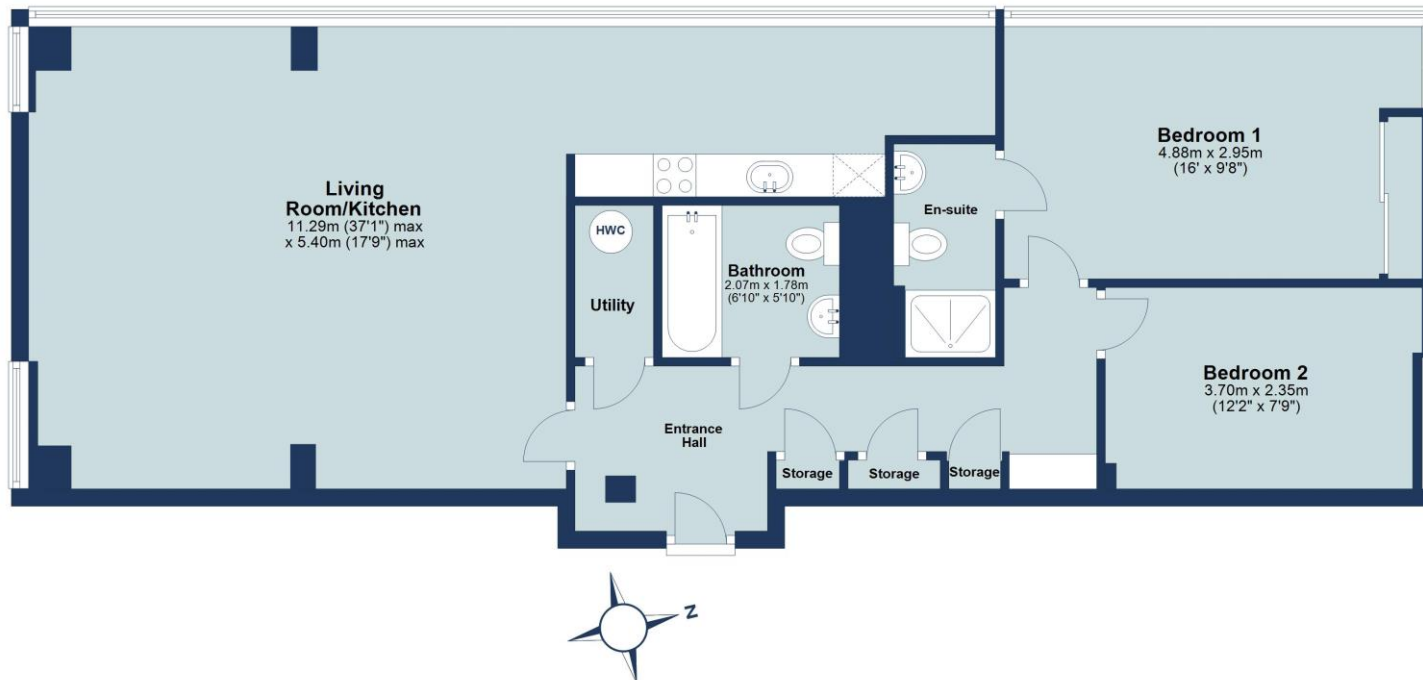






## Second Floor

Approx. 89.0 sq. metres (958.0 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as guide.  
Plan produced using PlanUp.

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